

IN RE: PETITION FOR SPECIAL EXCEPTION
S/S Burdock Road, 370' W of
the c/l of Verbena Road
(2107 Burdock Road)
3rd Election District
2nd Councilmanic District
Ivor D. Berkowitz, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-242-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the subject property known as 2107 Burdock Road, located in the Foxville area of northwestern Baltimore County. The Petition was filed by the owners of the property, Ivor D. Berkowitz and his wife, Jill Berkowitz, through their attorney, Arnold G. Foreman, Esquire. The Petitioners seek a special exception for a Psychiatrist's home office in the basement of the existing dwelling on the subject property, pursuant to Section 1801.1.C.9.b of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Ivor and Jill Berkowitz, property owners, and their attorney, Arnold G. Foreman, Esquire. There were no intervenors present.

Testimony indicated that the subject property consists of .38 acres, more or less, zoned D.R. 2 and is improved with a three-story single family dwelling. The Petitioners are desirous of utilizing the basement level of the subject dwelling to create a home office for Mrs. Berkowitz, a licensed psychiatrist, for the purpose of meeting patients at her home. Testimony revealed that Dr. Berkowitz presently has an office in the Mt. Washington area and is desirous of relocating her office to her home in

view of cost considerations and a matter of convenience. Dr. Berkowitz described her clientele as being "no-risk" educated adults and that she does not take referrals of people who are dangerous to the community. Testimony indicated that office hours are generally from 7:30 AM to 6:30 PM, Monday through Friday, with no weekend hours and that there are no other employees. Additionally, she sees only one patient at a time and there is no group therapy. Each patient is seen for approximately 50 minutes, and patients are generally scheduled on an hourly basis. Therefore, at any given time, there may be one patient in session and another waiting to be seen. Petitioner's Exhibit 1 depicts a driveway with more than sufficient space for parking up to four (4) vehicles at a time. Furthermore, there is parking available on the street. It is also to be noted that many of the Petitioners' neighbors sent letters of support, indicating they have no objections to the special exception relief requested herein.

Section 1801.1.C.9.b of the B.C.Z.R. permits a home office in a D.R.2 zone by special exception, provided said office is located in the same building as that serving as the professional person's primary residence and does not occupy more than 25% of the total floor area of her residence. It is clear from Petitioner's Exhibit 1 that the proposed office will comprise no more than 11.5% of the total floor area of the dwelling. Lastly, such office may not involve the employment of more than one non-resident professional associate, nor two other non-resident employees. Dr. Berkowitz testified that there are no employees associated with the use proposed. It does not appear that the proposed use would be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

- 2 -

ORDER RECEIVED FOR FILING
Date 3/28/94
By [Signature]

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone.

Schultz v. Pritts, 432 A.2d 1319 (1981).
The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of March, 1994 that the Petition for Special Exception to permit a Psychiatrist's home office in the basement of the existing dwelling on the subject property, pursuant to Section 1801.1.C.9.b of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with

- 3 -

ORDER RECEIVED FOR FILING
Date 3/28/94
By [Signature]

Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building and use permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The special exception for a home office is limited to that area of the basement level of the subject dwelling depicted on Petitioner's Exhibit 1.
- 3) The hours of operation for the psychiatrist's home office shall be limited to 7:30 AM to 6:30 PM, Monday through Friday. There shall be no weekend office hours.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

- 4 -

ORDER RECEIVED FOR FILING
Date 3/28/94
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 3, 1994

Arnold G. Foreman, Esquire
605 Court Square Building
Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
S/S Burdock Road, 370' W of the c/l of Verbena Road
(2107 Burdock Road)
3rd Election District - 2nd Councilmanic District
Ivor D. Berkowitz, et ux - Petitioners
Case No. 94-242-X

Dear Mr. Foreman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Ivor D. Berkowitz
2107 Burdock Road, Baltimore, Md. 21209

People's Counsel

file



Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 2107 Burdock Road
which is presently zoned DR 2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a home office in the basement area to be used as an office to meet with patients of her psychiatry practice.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Arnold G. Foreman

(Type or Print Name)

Signature

Address

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Ivor D. Berkowitz

(Type or Print Name)

Signature

Jill Berkowitz

(Type or Print Name)

Signature

Address

City

State

Zipcode

2107 Burdock Road

Baltimore, MD

21209

City

State

Zipcode

Name

Address

City

State

Zipcode

605 Court Sq. Bldg.

Baltimore, MD

21202

City

State

Zipcode

Phone No.

685-0990

City

State

Zipcode

21202

City

State

Zipcode

21202

City

State

Zipcode

ORDER RECEIVED FOR FILING
Date 3/28/94
By [Signature]

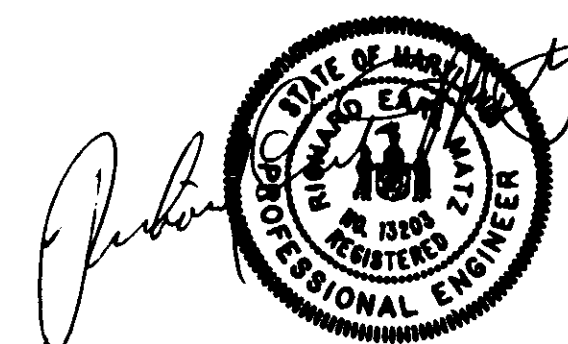
COLBERT ENGINEERING, INC.

3723 OLD COURT ROAD • SUITE 206
BALTIMORE, MARYLAND 21206
PHONE: (410) 653-3838
FAX: (410) 653-7853

ZONING DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH SIDE OF BURDOCK ROAD, 50 FEET WIDE, AT A DISTANCE OF 370 FEET WEST OF THE CENTERLINE OF VERBENA ROAD, 50 FEET WIDE, BEING LOT 19, PLAT 1, SECTION 4 IN THE SUBDIVISION OF GREEN GATE AS RECORDED IN BALTIMORE COUNTY PLAT BOOK 37 FOLIO 27 CONTAINING 0.38 ACRES. ALSO KNOWN AS 2107 BURDOCK ROAD AND LOCATED IN THE 3RD ELECTION DISTRICT.

GREENGATE ZON



10/21/93

CIVIL ENGINEERS • LAND SURVEYORS

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 11/2/93
Posted for: Special Exception
Petitioner: Mrs. D. L. Berkowitz
Location of property: 2107 Burdock Rd., 3rd
Location of Sign: 2107 Burdock Rd., 3rd
Remarks:
Posted by: [Signature] Date of return: 1/3/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec 30, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec 30, 1993

THE JEFFERSONIAN,
A. Henrichson
PUBLISHER

receipt

111 West Chesapeake Avenue
Towson, MD 21204

Account: R-0714150

Date: 12/13/93 94-242-X Number: 240

Amount: \$355.00

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 240

Petitioner: IVOR D & JILL BERKOWITZ

Location: 2107 BURDOCK ROAD PIMLICO MD 21208

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ARNOLD FOREMAN

ADDRESS: 605 COURT SQ BLDG
BALTIMORE, MD 21202

PHONE NUMBER: 685-0990

At: ggs (Revised 04/09/93)

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204, or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-242-X (Item 240)
2107 Burdock Road
S/S Burdock Road, 370' W of c/l Verbena Road
3rd Election District - 2nd Councilmanic
Petitioner(s): Ivor D. Berkowitz and Jill Berkowitz
HEARING: WEDNESDAY, JANUARY 19, 1994 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Exception for a home office in the basement.

LAWRENCE E. SCHWARTZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204, or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-242-X (Item 240)
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Petitioner(s): Ivor D. Berkowitz and Jill Berkowitz
HEARING: WEDNESDAY, JANUARY 19, 1994 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Exception for a home office in the basement.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

cc: Ivor D. and Jill Berkowitz
Arnold G. Foreman, Esq.

NOTES: (1) ZONING SIGN A POST MUST BE RETURNED TO PK 214, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

JANUARY 6, 1994

NOTICE OF POSTPONEMENT

CASE NUMBER: 94-242-X
PETITIONER(S): IVOR AND JILL BERKOWITZ

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO HEARD ON JANUARY 19, 1994, HAS BEEN POSTPONED AT THE REQUEST OF ARNOLD G. FOREMAN, ATTORNEY FOR PETITIONERS.

NOTIFICATION OF THE NEW HEARING DATE WILL BE FORWARDED SHORTLY.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

cc: Arnold G. Foreman, Esq.
Ivor and Jill Berkowitz

P.S.: *Please place the enclosed postponement sticker on the zoning notice sign.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

JANUARY 11, 1994

NOTICE OF REASSIGNMENT

Rescheduled from 1/19/94
CASE NUMBER: 94-242-X (Item 240)
2107 Burdock Road
S/S Burdock Road, 370' W of c/l Verbena Road
3rd Election District - 2nd Councilmanic
Petitioner(s): Ivor D. Berkowitz and Jill Berkowitz

Special Exception for a home office in the basement.

HEARING: THURSDAY, FEBRUARY 10, 1994 at 9:00 a.m., Rm. 118 Courthouse.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

cc: Arnold G. Foreman, Esq.
Ivor and Jill Berkowitz

**Please place the enclosed "New Date" sticker on the zoning sign.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

January 10, 1994

Arnold G. Foreman, Esquire
605 Court Square Building
Baltimore, Maryland 21202

RE: Case No. 94-242-X, Item No. 240
Petitioner: Ivor D. Berkowitz, et ux
Petition for Special Exception

Dear Mr. Foreman:

The Zoning Planning Advisory Committee (ZPAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that will be reported back to you on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on December 19, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office:

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 22, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Items No. 226, 227, 238, 234, 237, 238, 239, 240, 242, and 244

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey Long*
Division Chief: *Carol L. Lewis*

PK/JL:lw

ZAC. 226/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

O James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 240

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

John Contestabile, Chief
Engineering Access Permits
Division

BS

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2256 Statewide Toll Free
Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: IVOR D. BERKOWITZ & JILL BERKOWITZ
LOCATION: S/S BURDOCK RD., 370' W OF CENTERLINE VERBENA RD.
(2107 BURDOCK RD.)
Item No.: 240 (JLL) Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

ALPERSTEIN & DIENER, P.A.

ATTORNEYS AT LAW
405 COURT SQUARE BUILDING
200 E. LEWINGTON STREET (AT CALVERT)
BALTIMORE, MARYLAND 21202
(410) 685-0990
FAX (410) 539-2541

ARTHUR S. ALPERSTEIN
E. LYNN HOFFMAN
ROBERT H. WOLF
ARNOLD G. FOREMAN
PATRICIA A. CLEVELAND

December 27, 1993

Baltimore County Government
Office of Zoning Administration
and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTN: Arnold Jablon, Director

RE: Case Number: 94-242-X (Item 240)
2107 Burdock Road
Our Clients: Ivor D. & Jill Berkowitz
Hearing Date: 1/19/94 @ 10:00 a.m.

Dear Mr. Jablon:

Having just received this trial notice, I am respectfully requesting that this hearing be postponed and rescheduled to a later date. I am requesting this postponement due to the fact that I have two previously scheduled matters both being held in the District Court of Maryland for Baltimore City, in two different locations on that date. One being State vs. Correlli, and the other being Hill vs. Holland.

It is requested that Ms. Stephens contact my office to reschedule this matter at a time that there shall be no conflict with my trial calendar.

Thank you for your attention and consideration in this matter.

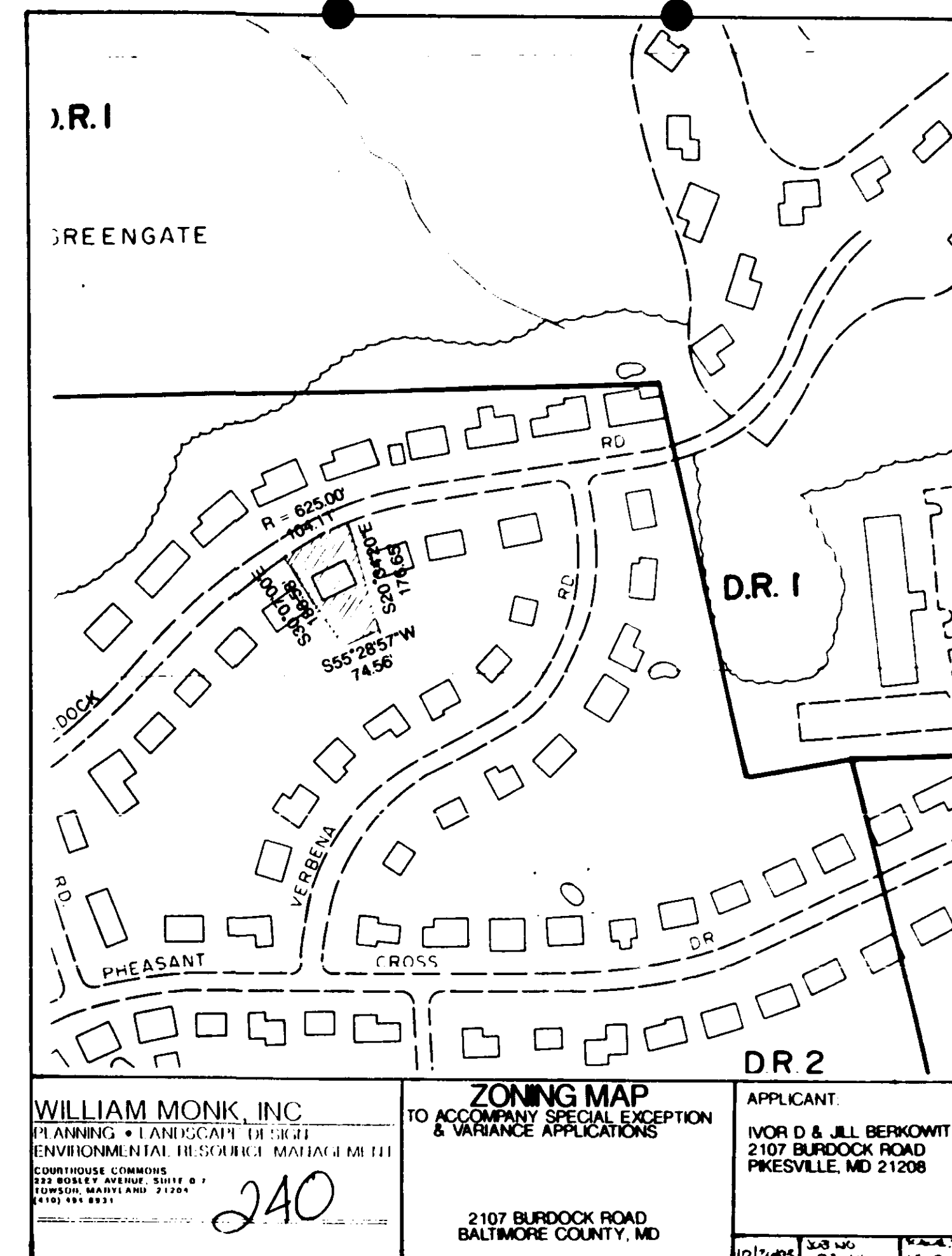
Very truly yours,

Arnold G. Foreman

AGF:srs

DEC 28 1993

ZADA



KATE B. GANN, MSW, LCSW - C

210 B. BUNKER ROAD
BALTIMORE, MARYLAND 21209
444-1017

2-7-94

The Zoning Commissioner:

I am aware that Mr. Jill Berkowitz, psychiatrist and psychoanalyst is planning to put in her lower level an office (in her home).

I have no objections whatsoever to this arrangement taking place.

Sincerely yours
Kate B. Gann

2A

LAW OFFICES
CAGAN & GANN

SUITE 201
ONE EAST LEXINGTON STREET
BALTIMORE, MARYLAND 21202

DANIEL W. CAGAN (410) 727-5565
WILLIAM S. GANN (410) 244-0100

FAX (410) 385-3101

January 24, 1994

HAND DELIVERED
Mr. Lawrence Schmidt,
Zoning Commissioner
Baltimore County Office of Zoning
Room 13, Old Court House
400 Washington Avenue
Towson, Maryland 21204

Re: Zoning Exception for
2107 Burdock Road

Dear Mr. Schmidt:

My residence is next door to 2107 Burdock Road. Our address is 2109 Burdock Road. I am aware of the fact that my neighbor, Jill Berkowitz, M.D., plans to put a private office in the basement of her residence to see patients in her psychiatric and psychoanalytical practice. My entire family is agreeable to this. We have absolutely no objection to the granting of the zoning exception.

Very truly yours,

CAGAN & GANN

Daniel W. Cagan

DWC:aw

Let's

January 19, 1994

Dear Mr. Baltimore County Zoning Commissioner
Subject: Home Office 2107 Burdock Road

I am fully aware that my neighbor Dr. Jill Berkowitz is planning to open an office in the basement of her home. I am aware that she is a psychiatrist and psychoanalyst and that she will be coming to the house. I have no objections to this.

Joan M. Eisenberg
Joan M. Eisenberg
2106 Burdock Road
Baltimore, MD 21208

Let's

Benedict Leibowitz
2108 Burdock Rd
Baltimore, MD 21209

Dear Zoning Commissioner:

I am a neighbor of Dr. Jill Berkowitz and am aware that she is a psychiatrist and psychoanalyst, and that she is planning to put a home office in the basement of her home located at 2107 Burdock Road. I have no objections whatsoever in her doing so.

Sincerely,

Benedict Leibowitz

Let's

THE
UNION
MEMORIAL
HOSPITAL

DEPARTMENT OF MEDICINE
300 EAST LOMBARD, PHILADELPHIA
RECEIVED JANUARY 27, 1934

A. ALAN GENUT, M.D.
Chief of the Department of Medicine

9/20/34

Every Congressman
Bald County

Dear Sir,

I reside at 2009 Burdock Road in
Bald County (Ga.). I am aware that
the full committee is planning to put an
office in the home, and have no
objection whatever.

Yours Truly

A. Alan Genut
A. Alan Genut

2F

DR.
Jill Berkowitz
2107 Burdock Rd.
Baltimore, MD 21209

January 29, 34.

Dear Dr. Berkowitz:

I am writing in support of the establishment
of your office in your home at the above address.

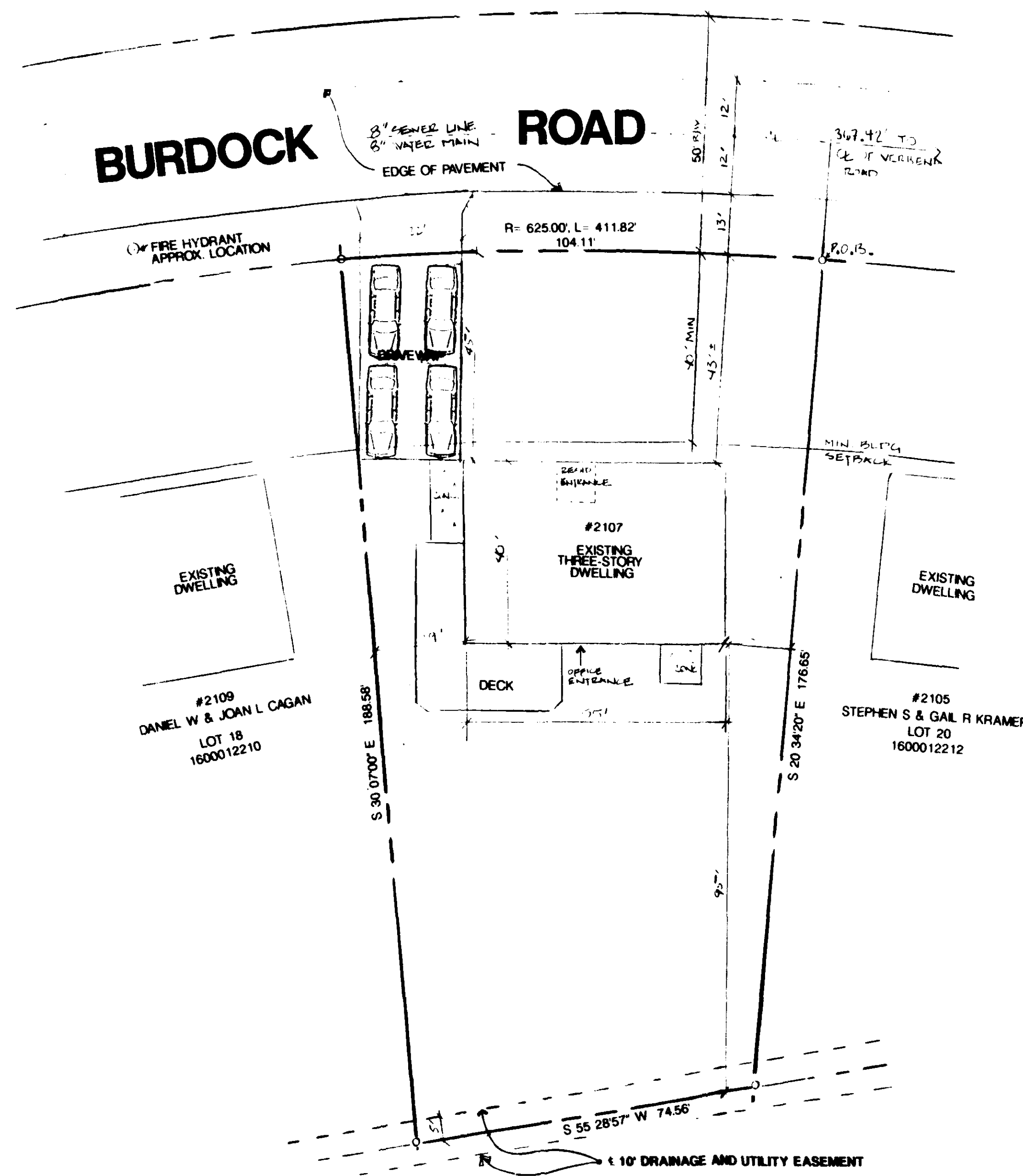
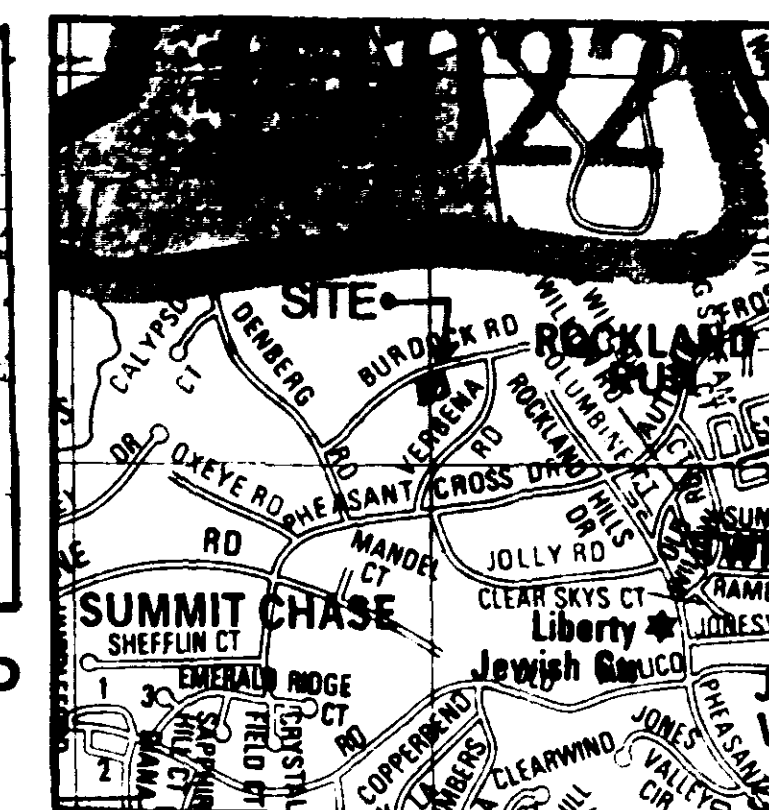
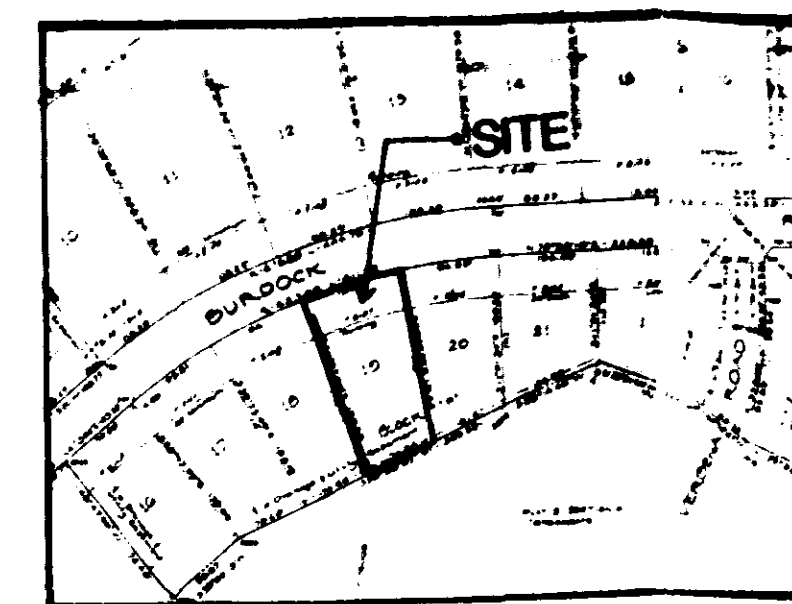
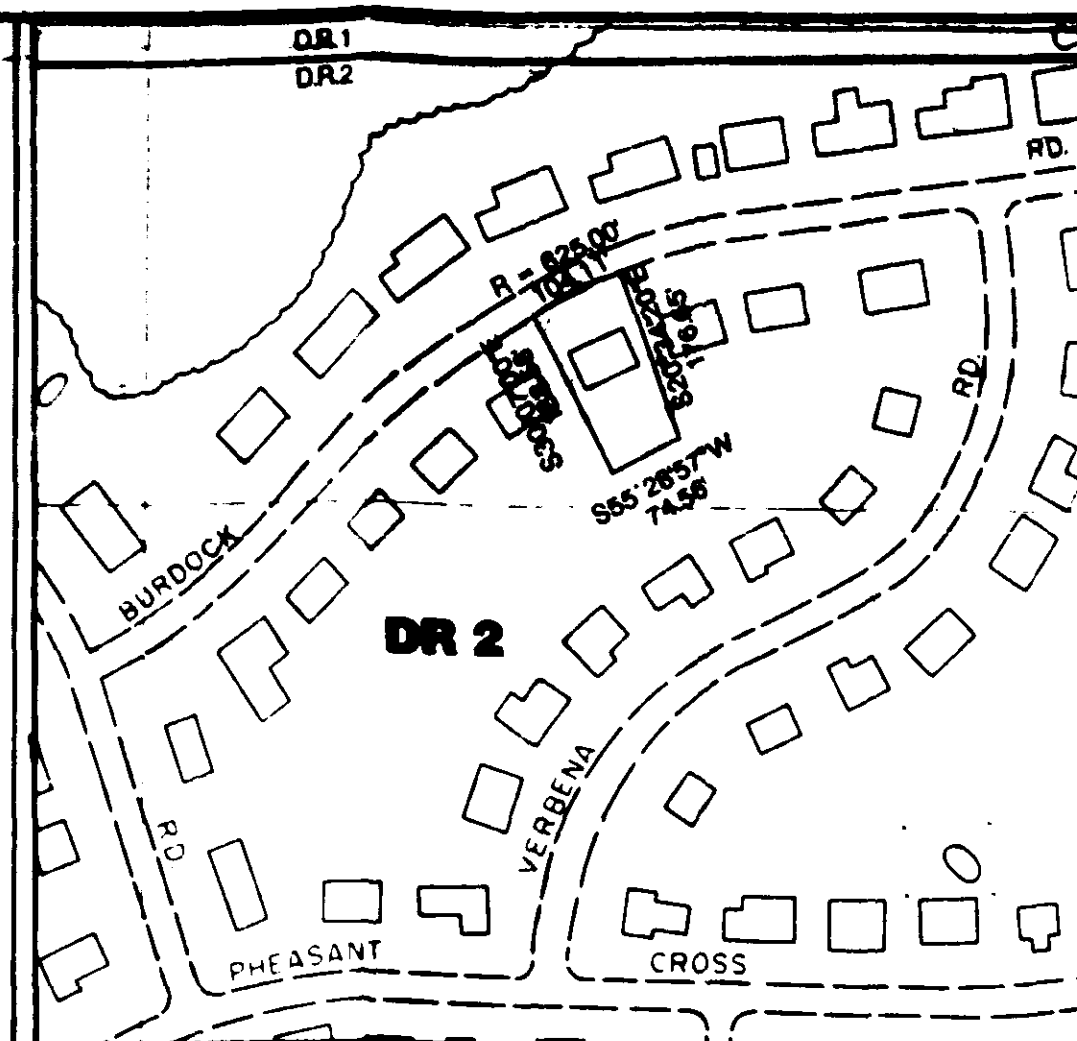
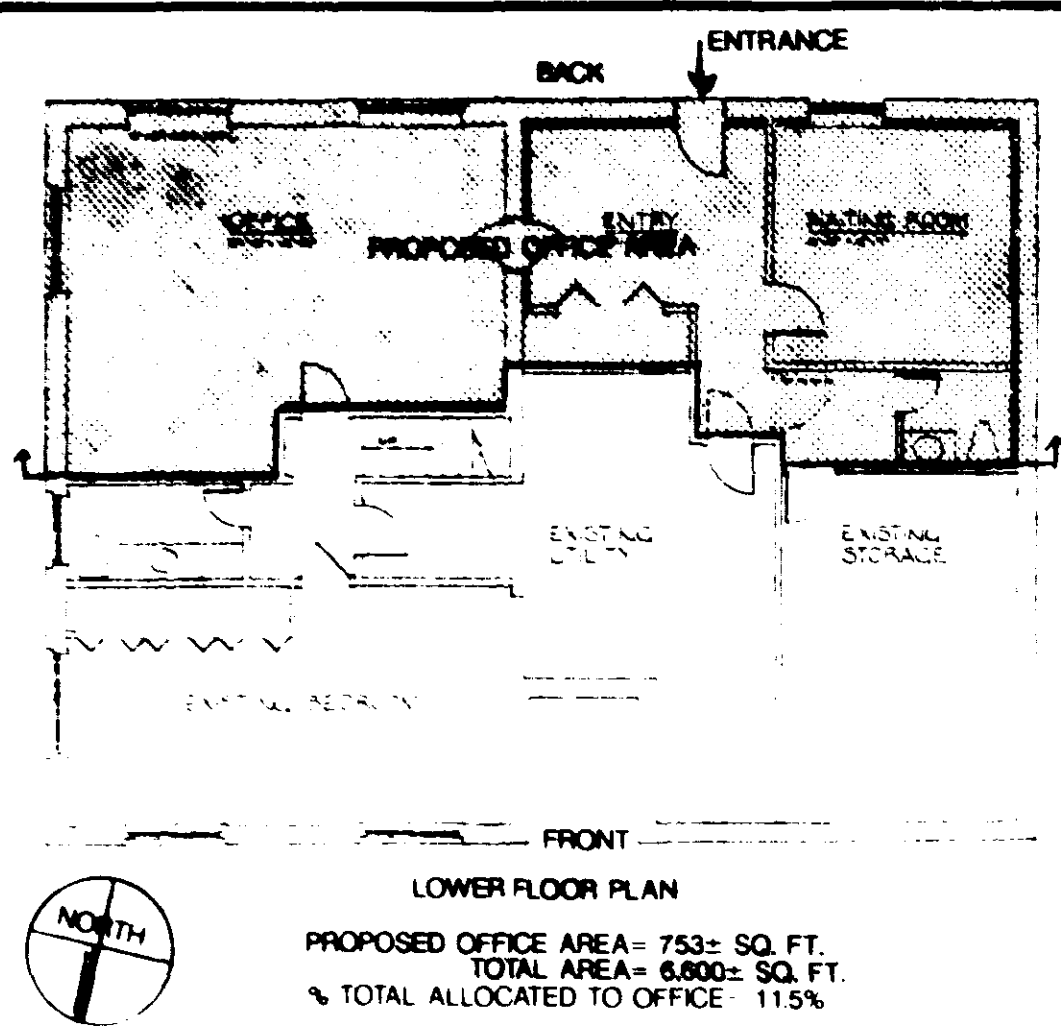
The nature of your practice, will not bear
any disruption to the neighborhood. Moreover, I think this
initiative will benefit the community. The neighborhood remains
quite isolated during the day, and has recently become the target
of thefts. I strongly believe your practice will bring just the
right amount of activity to deter thieves who take advantage of
the under-surveyed streets.

For all these reasons, I completely support
your initiative.

Sincerely yours,

Alicia G. Jodorkovsky
Alicia G. Jodorkovsky
2009 Burdock Rd.

lot 2E



- NOTES
1. EXISTING ZONING: DR-2
 2. PROPOSED ZONING: NO CHANGE
 3. LOT AREA: 16,578 ± SQ. FT., .38 ACRES ±
 4. SPECIAL EXCEPTION: TO PERMIT THE OFFICE OF A PROFESSIONAL PERSON (PSYCHIATRIST) IN THE SAME BUILDING AS THAT SERVING AS THE PROFESSIONAL PERSON'S PRIMARY RESIDENCE. SECTION 1801.1(C) (9) (b)
 5. VARIANCES:
 - A. SECTION 400.3-4 (2) TO ALLOW 4 PARKING SPACES IN LIEU OF TWO (2) - MINIMUM 30' WIDE DRIVEWAY
 - B. SECTION 400.3-4 (2) TO ALLOW 4 PARKING SPACES IN LIEU OF TWO (2) - MINIMUM 30' WIDE DRIVEWAY
 6. EXISTING USE: DWELLING
 7. PROPOSED USE: DWELLING AND PSYCHIATRIC OFFICE
 8. PREVIOUS ZONING HEARINGS: NONE
 9. OWNERSHIP INFORMATION: IVOR D. & JILL BERKOWITZ 2107 BURDOCK ROAD BALTIMORE COUNTY, MARYLAND
 10. DEED REFERENCE: LIDER 7104, FOLIO 109
 11. TAX MAP: 69, GRID: 19, PARCEL: 1118 ACCT # 1600012211
 12. SUBDIVISION PLAN: 1, SECTION: 4, BLOCK: F, LOT: 19
 13. CENSUS TRACT: 4036.01
 14. ELECTION DISTRICT NO.: 3
 15. COUNTY COUNCIL DISTRICT NO.: 2
 16. SUBSEWER SHED: 52
 17. WATERSEWER: 24
 18. PARKING:
 - REQUIRED - OFFICE 4.5 SPACES/1,000 SQ. FT. RESIDENCE
 - PROVIDED - 4 - 1600-NOCE-ALL
 19. UTILITIES: PUBLIC WATER AND SEWER SERVE THE SITE
 20. SIGNS: NO OUTSIDE SIGNAGE IS PROPOSED

**PLAT TO ACCOMPANY
SPECIAL EXCEPTION AND VARIANCE APPLICATIONS**

**2107 BURDOCK ROAD
BALTIMORE COUNTY, MARYLAND**

WILLIAM MONK, INC
PLANNING • LANDSCAPE DESIGN
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DATE: 10/20/93
JOB NO: 93-14
SCALE: 1"=20'

94-242-X

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